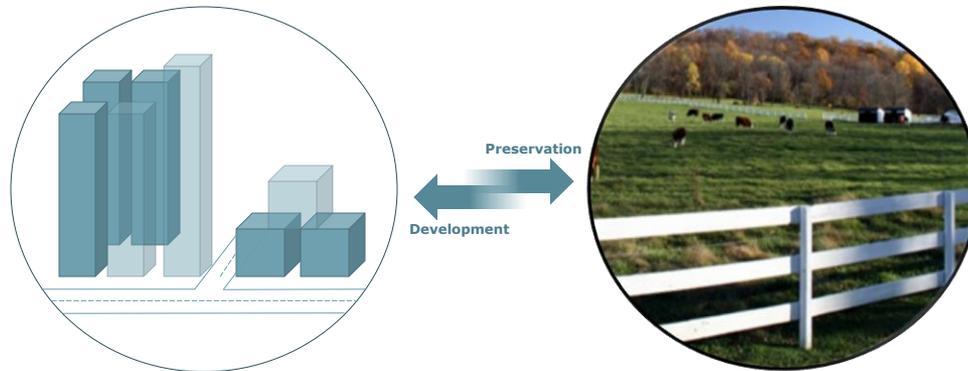


# TDR Receiving Zones: Possibilities & Benefits



# Does your municipality want to:

- Improve sewers, roads, schools, or other infrastructure elements
- Improve an existing commercial corridor
- Revitalize an aging urban area
- Reinvigorate a small downtown
- Preserve open space and move development to areas where growth is desired

**Designating a TDR receiving zone in your community can help address all these.**

# Why designate a Receiving Zone?

- Direct growth where you want it
- Revitalize developed areas
- Make infrastructure improvements
- Enhance downtown areas
- Preserve open spaces
- Attract new business
- Improve aging commercial & industrial areas
- Increase competitiveness with surrounding towns

# Highlands Council Staff Support





# What is Transfer of Development Rights (TDR)?

- Land Use and Regional Planning Tool
- Transfers development potential from areas we want to preserve (Sending Zones) to areas where growth is desired (Receiving Zones)
- Landowners in Sending Zones deed restrict property and are compensated for lost development potential by purchasers who buy development “credits” to use in Receiving Zones



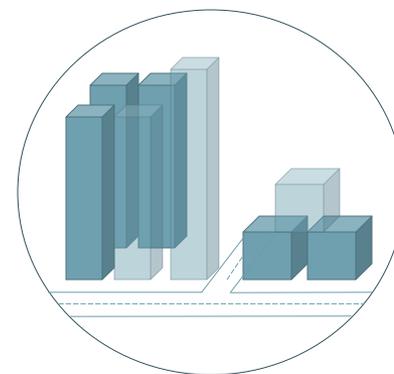
# Highlands TDR Program

- Highlands Act required creation of TDR program
- Effective means of addressing economic development needs simultaneously with local and regional landowner equity
- Highlands Council created Highlands Development Credit Bank (HDC Bank) to oversee Highlands Development Credit (HDC) transactions
- Receiving Zones are **voluntary** & can be **anywhere in the state**

# Benefits of designating a Receiving Zone

- Charge up to \$15,000 per unit impact fees
  - Use for infrastructure improvements
- Receive up to \$250,000 in enhanced planning grant
  - Maximize impact of receiving zone

## NJ Highlands Receiving Zones



- Voluntary
- Anywhere in NJ
- Impact fees
- Planning grants



# Benefits: Impact Fees

- Used for receiving area improvements such as:
  - Schools
  - Roadways and transit
  - Sewer and water infrastructure
  - Streetscape
  - Recreational amenities
  - Brownfield and contaminated site clean up
  - Energy improvements
  - Economic development activities



# Benefits: Enhanced Planning Grants

- Covers planning for enhancement of Receiving Areas, which can include:
  - Streetscape and façade improvement
  - Sustainable economic development
  - Marketing/branding
  - Historical preservation
  - Infrastructure planning and design

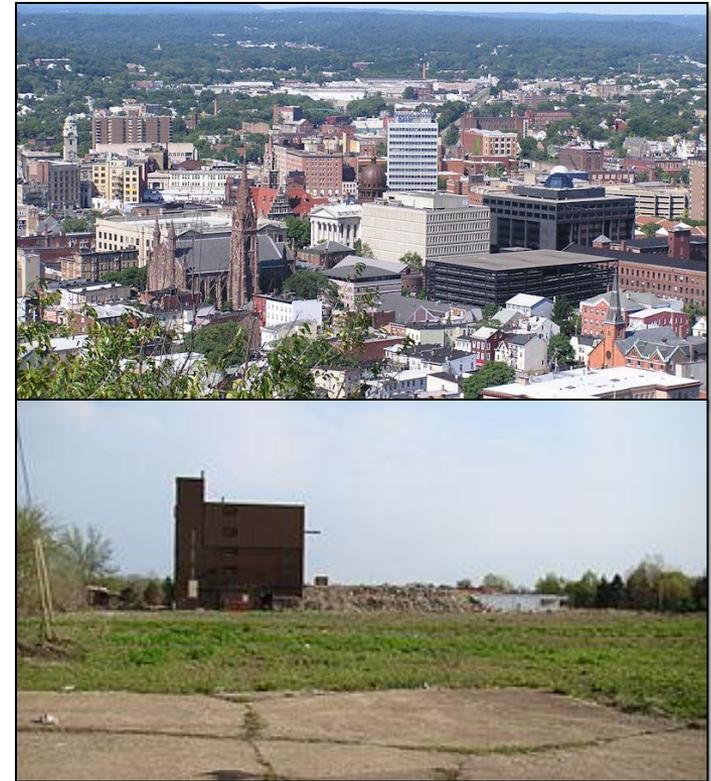
# Why designate a Receiving Zone? Rural Community

- Opportunities: Preserve open space; move development to targeted areas
- Receiving Zone Designation Benefits
  - Impact fees
    - School improvements
    - Road improvements
  - Enhanced planning grants
    - Comprehensive plan for vision of receiving area (village master plan)
    - Market study to identify possible new business
    - Assessment to identify agritourism/ ecotourism opportunities



# Why designate a Receiving Zone? Mature Urban

- Opportunities: Revitalize developed areas
- Receiving Zone Designation Benefits
  - Impact fees
    - Infrastructure upgrades
    - Streetscape improvements
    - Remediation of contaminated sites
    - Enhanced security (cameras, lighting)
  - Enhanced planning grants
    - Sustainable economic development (attract new business)
    - Façade and streetscape plans



# Why designate a Receiving Zone?

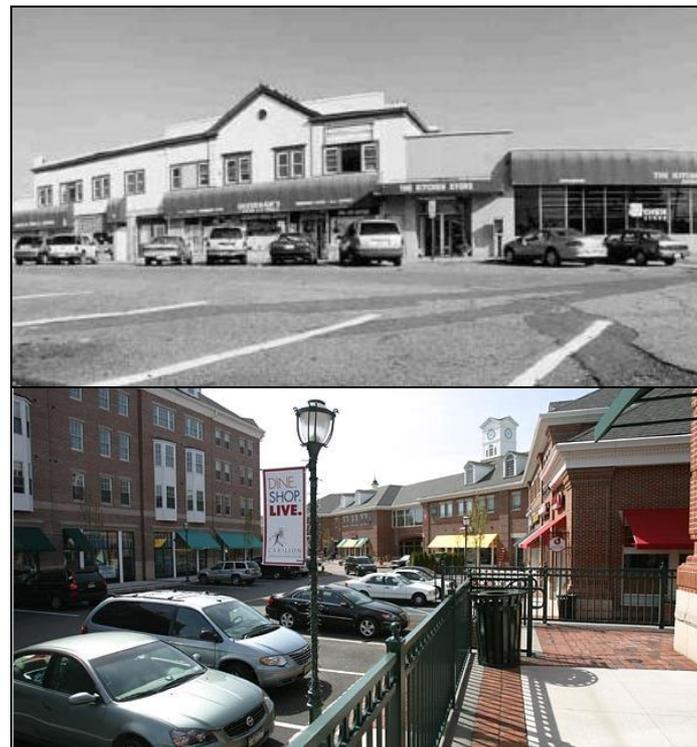
## Small Downtown

- Opportunities : Grow, expand, maximize potential
- Receiving Zone Designation Benefits
  - Impact fees
    - Infrastructure enhancements
    - Streetscape improvements
    - Enhanced security (cameras, lighting)
    - Business improvement district
  - Enhanced planning grants
    - Sustainable economic development (attract new business)
    - Façade and streetscape plans



# Why designate a Receiving Zone? Commercial Corridor

- Opportunities :  
Reinvigorate/maximize potential
- Receiving Zone Designation Benefits
  - Impact fees
    - Infrastructure improvements:  
sewer, streetscape, access
  - Enhanced planning grants
    - Sustainable economic  
development (attract new  
business)
    - Architectural enhancement





# Receiving Zone Assessment Grants

- Assess feasibility of establishing voluntary Receiving Zones
- Up to \$40,000 available
- Grant scope may be customized to meet needs of applicants
- No requirement to designate Receiving Zone

# Next Steps

Explore possibilities  
with Highlands  
Council Staff



Apply for  
Receiving Zone  
Assessment Grant



# Questions?





# Thank you!

**Name of presenter**  
**Phone**  
**email**